

May 27 8 21 AM '04 *be*BK 473 PG 75
W.E. DAVIS CH. CLK.

AJS, L.P., A MISSISSIPPI LIMITED)
 PARTNERSHIP)
 GRANTOR(S))
) WARRANTY DEED
 TO)
)
 CHATEAU POINTE DEVELOPMENT, LLC)
 GRANTEE(S))

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, AJS, L.P., A MISSISSIPPI LIMITED PARTNERSHIP, GRANTOR, does hereby grant, bargain, sell, convey and warrant unto CHATEAU POINTE DEVELOPMENT, LLC, GRANTEE, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

A tract of land being known as Hernando Pointe Subdivision and being located in the Northeast and Southeast Quarters of Section 12, Township 3 South, Range 8 West, City of Hernando, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the Northeast Corner of Section 12, Township 2 South, Range 8 West; thence South 00 degrees 13 minutes 50 seconds East, 1789.86 feet to an iron pin set, said point being the true Point of Beginning of the herein described tract; thence South 01 degrees 09 minutes 18 seconds East 145.54 feet to an iron pin found; thence South 00 degrees 17 minutes 27 seconds East, 698.86 feet to an iron pin found; thence South 01 degrees 46 minutes 19 seconds East 628.70 feet to an iron pin found; thence South 02 degrees 32 minutes 06 seconds West, 76.12 feet to an iron pin found; thence South 89 degrees 47 minutes 24 seconds West 90.18 feet to an iron pin found; thence South 89 degrees 42 minutes 46 seconds West 180.84 feet to an iron pin found; thence North 07 degrees 36 minutes 15 seconds West 100.00 feet to an iron pin found; thence North 06 degrees 10 minutes 34 seconds West 357.58 feet to an iron pin found; thence North 18 degrees 46 minutes 51 seconds West 50.00 feet to an iron pin set; thence South 71 degrees 13 minutes 09 seconds West 68.27 feet to an iron pin found; thence North 27 degrees 04 minutes 11 seconds West 153.49 feet to an iron pin found; thence North 51 degrees 10 minutes 00 seconds West 119.70 feet to an iron pin found; thence North 51 degrees 18 minutes 06 seconds West 427.27 feet to an iron pin found; thence North 39 degrees 23 minutes 49 seconds East 18.01 feet to an iron pin set; thence along a curve to the right having the following attributes: Radius - 1192.24 feet, Delta - 04 degrees 07 minutes 49 seconds, Length - 85.94 feet, Tangent - 42.99 feet to an iron pin set; thence North 43 degrees 31 minutes 38 seconds East 82.17 feet to an iron pin set; thence North 46 degrees 28 minutes 22 seconds West 50.00 feet to an iron pin found; thence North 49 degrees 19 minutes 57 seconds West 209.04 feet to an iron pin found; thence North 00 degrees 21 minutes 56 seconds East 15.25 feet to an old fence post found; thence North 00 degrees 21 minutes 28 seconds West 75.11 feet to a one inch pipe found; thence North 02 degrees 36 minutes 18 seconds West 138.14 feet to a one inch pipe found; thence North 89 degrees 24 minutes 09 seconds East 1008.75 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: A tract of land located in the NE and SE 1/4 of

Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2004 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of deed.

WITNESS OUR SIGNATURES this the 18th day of May, 2004.

AJS, L.P., A MISSISSIPPI LIMITED PARTNERSHIP

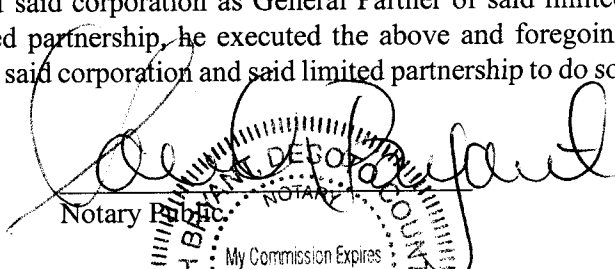
BY: 

Saucier, Inc., General Partner

By: A.J. Saucier, Jr., President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of May, 2004, within my jurisdiction, the within named A.J. SAUCIER, JR., who acknowledged that he is President of Saucier, Inc., a Mississippi Corporation, and General Partner of AJS, L.P., a Mississippi Limited Partnership, and that for and on behalf of said corporation as General Partner of said limited partnership, and as the act and deed of said corporation as General Partner of said limited partnership, and as the act and deed of said limited partnership, he executed the above and foregoing instrument after first having been duly authorized by said corporation and said limited partnership to do so.


Notary Public
SARAH B. BLAND
My Commission Expires
June 21, 2007
PUBLIC
★

My Commission Expires:
June 21, 2007

GRANTOR'S ADDRESS:
3001 Highway 51 North
Nesbit, MS 38651
Work Phone: 662-429-2000
Home: N/A

GRANTEE'S ADDRESS:
7105 Swinnea Road
Southaven, MS 38671
Home Phone: N/A
Work Phone: 662-349-1450

This Instrument Prepared By:
Eric L. Sappenfield
6858 Swinnea Road, #5 Rutland Place
Southaven, MS 38671
662/349-3436
10675